



**EXTERIOR INFORMATION**

test PDF - Combine only

Type:	78	- Store
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 3
Foundation:	6	- Slab
Frame:	1	- Wood
Prime Wall:	21	- Conc. Block
Sec Wall:	12	- Board & Bat 40%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	RED	
View / Desir:		

**GENERAL INFORMATION**

Grade:	C-	Average. (-)
Year Blt:	2008	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact: .
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	10	
Prim Int Wal	5	- Minimal
Sec Int Wall:	1	- Drywall 40%
Partition:	T	- Typical
Prim Floors:	12	- Concrete
Sec Floors:		%
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	4	- Radiant H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled 0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
<b>PARCEL ID</b> 055.0-0002-0031.B									

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X8	A	AV	1999	7.56	T	16	332			800			800
A2	WOOD SHD	D	Y	1	16X8	A	AV	1990	7.56	T	23.2	332			700			700

More: N

Total Yard Items: 1,500

Total Special Features:

**COMMENTS**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	1 Rating: Good
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 0 BRs: 0 Baths: HB	

**CONDO INFORMATION**

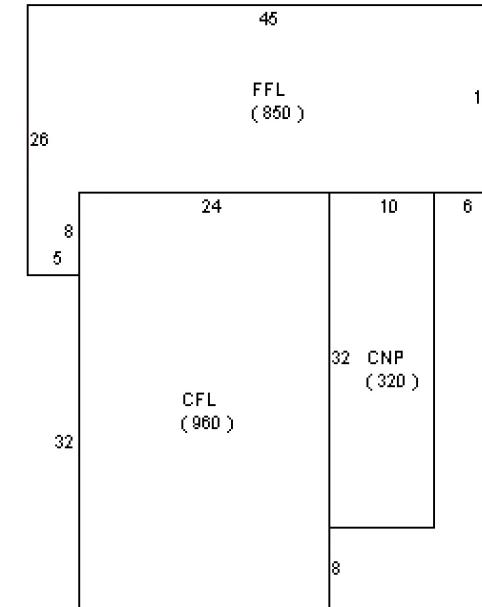
Location:	
Total Units:	
Floor:	

**REMODELING**
**RES BREAKDOWN**

Exterior:	No Unit
Interior:	RMS
Additions:	BRS
Kitchen:	FL
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	Totals
	0

**DEPRECIATION**
**CALC SUMMARY**
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	100.83	
Special Features:	0	Val/Su Net:	86.10	
Final Total:	183400	Val/Su SzAd	101.33	

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
CFL	Cathflr	960	117.630	112,926						
FFL	First Floor	850	112.030	95,226						
CNP	Canopy	320	30.670	9,814						
Net Sketched Area: 2,130 Total: 217,966										
Size Ad	1810	Gross Area	2130	FinArea	1810					

**IMAGE**

**AssessPro Patriot Properties, Inc**

## PROPERTY LOCATION

No	Alt No	Direction/Street/City	
9		DUDLEY ST PL, ARLINGTON	
OWNERSHIP			
Owner 1: FARRELL DANIEL J/TRUSTEE			
Owner 2: MARINO MARY F/TRUSTEE			
Owner 3: 9 DUDLEY PLACE REALTY TRUST			
Street 1: 9 DUDLEY ST PL			
Street 2:			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476	Type:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .769 Sq. Ft. of land mainly classified as Auto Repair with a Store Building built about 2008, having primarily Conc. Block Exterior and 1810 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		0	0 Sq. Ft.	Site			0	0.	0.00	CF																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
332	0.000	183,400	1,500		184,900	
Total Card	0.000	183,400	1,500		184,900	Entered Lot Size
Total Parcel	0.769	466,100	1,500	509,500	977,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card: 102.15	/Parcel: 119.74	Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID	055.0-0002-0031.B	Date	Time
		12/30/21	00:36:12

!4456!

## PRINT

Date	Time
Last Rev	Date
ASR Map:	4456
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2011	86	Renovate	15,000					EXISTG OFFICE SPAC
12/12/2006	1074	Demo gar	1,000	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	336	PATRIOT
5/1/2000	Meas/Inspect	197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

test PDF - Combine only

Type:	78	- Store
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 3
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Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	RED	
View / Desir:		

**GENERAL INFORMATION**

Grade:	C-	Average. (-)
Year Blt:	2008	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact: .
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	10
Prim Int Wal	5 - Minimal
Sec Int Wall:	1 - Drywall 40%
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	4 - Radiant H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

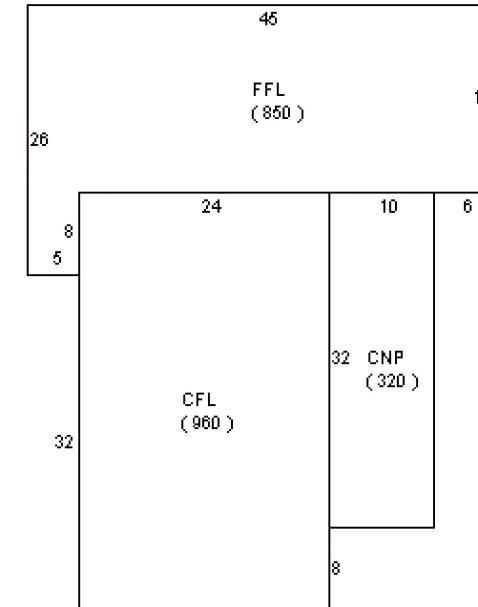
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X8	A	AV	1999	7.56	T	16	332			800			800
A2	WOOD SHD	D	Y	1	16X8	A	AV	1990	7.56	T	23.2	332			700			700

**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	1 Rating: Good
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

**COMMENTS**

1965.	4
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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 0 BRs: 0 Baths: HB	

**OTHER FEATURES**

Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
0	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	0.89624113
Adj \$ / SQ:	112.030
Other Features:	5500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	201119
Depreciation:	17698
Depreciated Total:	183421
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	183400
Val/Su Net:	86.10
Val/Su SzAd:	101.33

**PARCEL ID**

055.0-0002-0031.B

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
CFL	Cathflr	960	117.630	112,926
FFL	First Floor	850	112.030	95,226
CNP	Canopy	320	30.670	9,814
Net Sketched Area:		2,130	Total:	217,966
Size Ad	Gross Area	2130	FinArea	1810

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE****AssessPro Patriot Properties, Inc**

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		DUDLEY ST PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FARRELL DANIEL J/TRUSTEE	
Owner 2: MARINO MARY F/TRUSTEE	
Owner 3: 9 DUDLEY PLACE REALTY TRUST	
Street 1: 9 DUDLEY ST PL	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1: MARINO MARY/FARRELL EDWARD -	
Owner 2: FARRELL DANIEL/DAVID -	
Street 1: 9 DUDLEY ST PL	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .769 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1965, having primarily Conc. Block Exterior and 6350 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS							
Code	Descrip/No	Amount	Com. Int				

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	I	INDUSTRIA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		33507		Sq. Ft.	Site		0	15.5	0.98	CF			Easemen	-10					509,495						509,500	

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description				User Acct	
332	33507.000	282,700		509,500	792,200							36981	
								GIS Ref				GIS Ref	
												Insp Date	
												11/10/18	



## USER DEFINED

Prior Id # 1:	36981
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	00:36:06
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	055.0-0002-0031.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	332	FV	466,100	1500	33,507.	509,500	977,100		Year end	12/23/2021
2021	332	FV	466,100	1500	33,507.	501,300	968,900		Year End Roll	12/10/2020
2020	332	FV	467,100	1500	33,507.	493,100	961,700	961,700	Year End Roll	12/18/2019
2019	332	FV	437,000	1600	33,507.	435,500	874,100	874,100	Year End Roll	1/3/2019
2018	332	FV	437,000	1600	33,507.	435,500	874,100	874,100	Year End Roll	12/20/2017
2017	332	FV	437,000	1600	33,507.	435,500	874,100	874,100	Year End Roll	1/3/2017
2016	332	FV	407,600	1600	33,507.	435,500	844,700	844,700	Year End	1/4/2016
2015	332	FV	381,700	1700	33,507.	394,400	777,800	777,800	Year End Roll	12/11/2014

## SALES INFORMATION

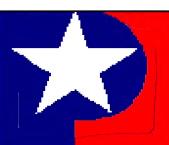
SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
MARINO MARY/FAR	69108-321		4/6/2017	Convenience		10	No	No							
NIGRO SAMUEL J	39427-302		6/4/2003	Family		824,485	No	No							
NIGRO SAMUEL J	39427-298		6/4/2003	Family		1	No	No							
	17206-96		7/1/1986			200,000	No	No	F						

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/17/2007	42	New Buil	65,000	C		G8	GR FY08	45x74 block warehs	11/10/2018	MEAS&NOTICE	CC	Chris C
12/12/2006	1077	Demoliti	10,000	C				demo existg bldg /	2/13/2009	Meas/Inspect	336	PATRIOT
12/20/2001	937	Re-Roof	8,000	C					5/1/2000	Meas/Inspect	197	PATRIOT
									8/1/1990		PM	Peter M

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b> test PDF Combine only			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 39 - Repair Gar.	Full Bath	Rating:	DUDLEY AUTO SERVICES.			6											
Sty Ht: 2 - 2 Story	A Bath:	Rating:															
(Liv) Units: 2	3/4 Bath:	Rating:															
Foundation: 3 - BrickorStone	A 3QBth:	Rating:															
Frame: 2 - Steel	1/2 Bath: 3	Rating: Average															
Prime Wall: 21 - Conc. Block	A HBth:	Rating:															
Sec Wall: 7 - Brick 30 %	OthrFix:	Rating:															
Roof Struct: 4 - Flat	<b>OTHER FEATURES</b>			1st Res Grid Desc: Line 1 # Units													
Roof Cover: 4 - Tar & Gravel	Kits:	Rating:															
Color: BEIGE	A Kits:	Rating:															
View / Desir:	Frl:	Rating:															
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:													
Grade: C+ - Average (+)	<b>CONDOS INFORMATION</b>																
Year Blt: 1965	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct: G12	Fact: .	Floor:															
Const Mod:	Name:	% Own:															
Lump Sum Adj:	<b>DEPRECIATION</b>			REMODELING			<b>RES BREAKDOWN</b>										
Avg Ht/FL: 12	Phys Cond: AV - Average	35 %															
Prim Int Wal 5 - Minimal	Functional:	%															
Sec Int Wall: 8 - Plyw Panel 20 %	Economic:	%															
Partition: T - Typical	Special:	%															
Prim Floors: 12 - Concrete	Override:	%															
Sec Floors: 4 - Carpet 20 %	Total:	35 %															
Bsmnt Flr: 12 - Concrete	<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>													
Subfloor:	Basic \$ / SQ:	65.00	Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:	Size Adj.:	0.95748031															
Electric: 3 - Typical	Const Adj.:	0.92895883															
Insulation: 2 - Typical	Adj \$ / SQ:	57.815															
Int vs Ext: S	Other Features:	7500															
Heat Fuel: 1 - Oil	Grade Factor:	1.10															
Heat Type: 1 - Forced H/Air	NBHD Inf:	1.00000000															
# Heat Sys: 1	NBHD Mod:																
% Heated: 100	LUC Factor:	1.00															
Solar HW: NO	Adj Total:	434982															
% Com Wal	Depreciation:	152244															
	Depreciated Total:	282738															
<b>MOBILE HOME</b>			WtAv\$/SQ:	AvRate:	Ind.Val												
Make:	Model:	Serial #:															
<b>SPEC FEATURES/YARD ITEMS</b>			Year:	Color:													
<b>PARCEL ID</b> 055.0-0002-0031.B																	
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More: N	Total Yard Items:				Total Special Features:									Total:			
6																	

**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
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## OWNERSHIP

Unit #:

Owner 1: FARRELL DANIEL J/TRUSTEE
Owner 2: MARINO MARY F/TRUSTEE
Owner 3: 9 DUDLEY PLACE REALTY TRUST

Street 1: 9 DUDLEY ST PL
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: N
Postal: 02476
Type:

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Owner 1: MARINO MARY/FARRELL EDWARD -
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Street 1: 9 DUDLEY ST PL
Twn/City: ARLINGTON
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Cntry:
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Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z I INDUSTRIA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
332	33507.000	282,700		509,500	792,200		36981
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18

## PREVIOUS ASSESSMENT

Parcel ID	055.0-0002-0031.B	PRINT	Date	Time
			12/30/21	00:36:06
			12/10/2020	
			12/18/2019	
			1/3/2019	
			12/20/2017	
			1/3/2017	
			1/4/2016	
			12/11/2014	

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
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NIGRO SAMUEL J	39427-298	6/4/2003	Family
	17206-96	7/1/1986	
			200,000 No No F

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12/20/2001	937	Re-Roof	8,000	C					5/1/2000	Meas/Inspect	197	PATRIOT
									8/1/1990		PM	Peter M

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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